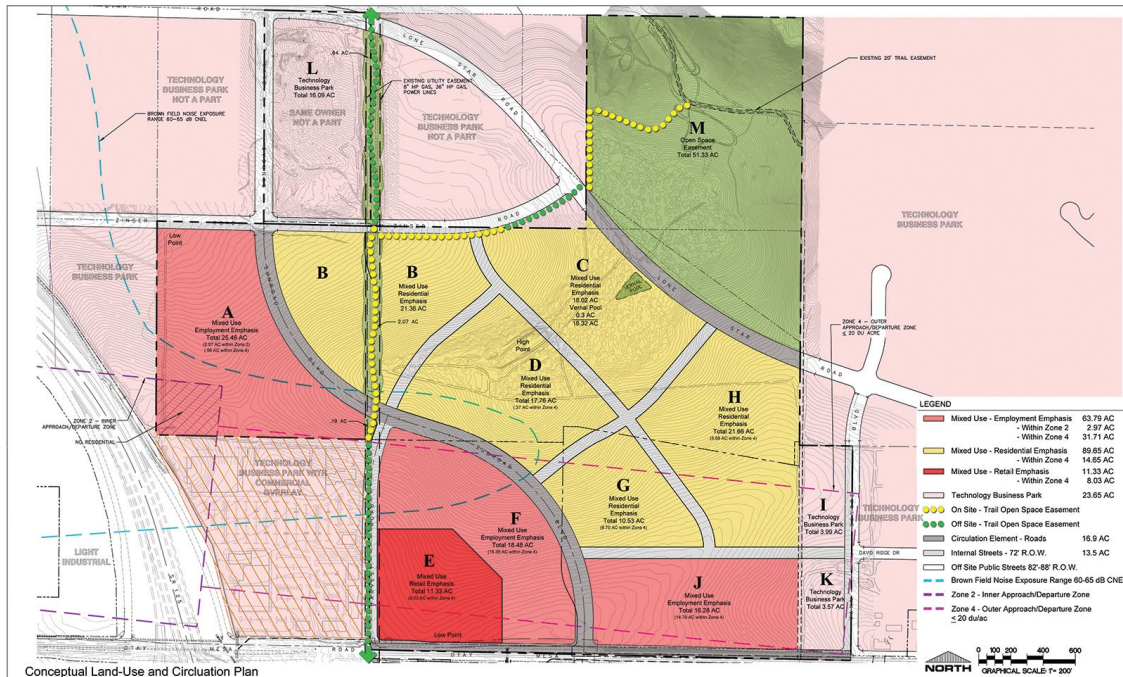


Fire Protection Plan

East Otay Mesa Mixed-Use Development Otay Mesa, California



Conceptual Land-Use and Circulation Plan

Prepared for the County of San Diego
August 6, 2015 (Revised October 19, 2015)
Parcel No.: 646-240-30, 646-080-26, 646-080-32,
646-080-27, 646-080-33, 646-080-28, 646-080-29, and 646-310-17
JH Project Number. 1WNF15061

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EXECUTIVE SUMMARY

This Fire Protection Plan (FPP) is based on the conceptual plan for the East Otay Mesa Mixed-Use Development Project. The proposed project will use this FPP as a basis of design and, once a detailed design has been completed, the detailed plans will be submitted to the County of San Diego for approval. The proposed project will be designed to be in compliance with wildland fire regulations.

The proposed East Otay Mesa Mixed-Use Development Project will be located in San Diego County at the Northeast corner of Otay Mesa Road and Harvest Road. The proposed project will consist of residential units and commercial and industrial development. Presently, the proposed project site is empty space with tall grass up to 3 feet in height and small groups of bushes. The northeast area of the site is a protected area and consists of steep slopes with tall grass with medium-sized bushes and small trees in the dry creek bed. A site visit was performed to capture the vegetation of the surrounding area and project site.

The greatest threat of wildfires is during summer and fall when humidity is lowest and temperatures are highest. During the fall, Santa Ana winds can occur, which are strong winds that further increase temperature and lower humidity. The fire behavior modeling program BehavePlus was used to evaluate these conditions. Review of the climate and previous wildfire events demonstrates that wildfires will likely occur on or near the project site again.

The results of the fire behavior modeling shows that the current County of San Diego wildland fire regulations will be adequate and additional requirements or mitigation measures will not be needed for the conceptual plan of the project. The fuel modification zones, construction methods, and other requirements in the San Diego County Consolidated Code outlined in this report and the addition of fire station will provide suitable protection for the proposed project.

From the conceptual plan of the project there are no significant potential project impacts or issues with the proposed project that are not minimized by adhering to relevant codes. Detailed submittals of proposed mitigation measures for any significant impacts will be performed as issues during project design and any proposed mitigation measures will require review for approval by the County of San Diego.

CHAPTER 1. INTRODUCTION

This Fire Protection Plan (FPP) has been prepared for the East Otay Mesa Mixed-Use Development. The purpose of the FPP is to assess the potential impacts resulting from wildland fire hazards and identify the measures necessary to adequately mitigate those impacts. As part of the assessment, the plan considers the property location, topography, geology, combustible vegetation (fuel types), climatic conditions, and fire history. The plan addresses water supply, access (including secondary/emergency access where applicable), structure ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management.

The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect one or more at-risk communities and essential infrastructures. The plan recommends measures that property owners will take to reduce the probability of ignition of structures throughout the area addressed by the plan.

This FPP is a conceptual plan that will provide adequate information for approval with the County of San Diego. This plan will be used as a basis for the design of the site and once a detailed design has been completed the detailed plans will be submitted to the County of San Diego for approval.

1.1. Project Location, Description, & Environmental Setting

1.1.1. Project Location

The East Otay Mesa Mixed-Use Development Project will be located in the southwestern portion of San Diego County at the Northeast corner of Otay Mesa Road and Harvest Road. The proposed site is located east of Toll Road 125, 0.25 miles North of Route 905, and 1.3 miles north of the Mexican Border. The property is in the southeast quadrant of San Diego County, approximately 11 miles east of the Pacific Ocean, as shown in Figure 1. Refer to Appendix B Aerial Photos.

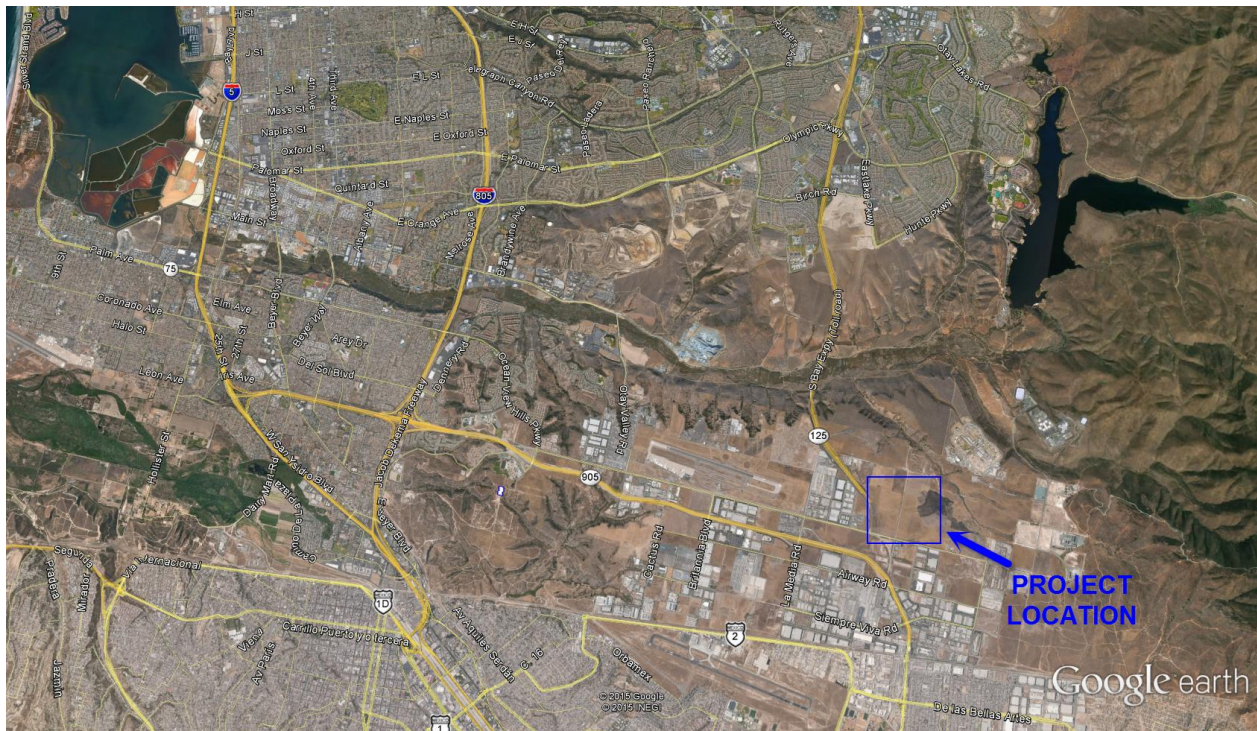


Figure 1. Proposed Site Location

The area consists of a relatively flat mesa with a steep mountainous area on the eastern edge and a major river valley and tributary canyon to the north. Historically, the flatter portions of the area were used for agriculture and the steeper areas were not developed.

A portion of the proposed project is located within the Very High Fire Hazard Severity Zone (VHFHSZ) created by the City of San Diego Fire-Rescue Department. Figure 2 shows the location of the project relative to the VHFHSZ.

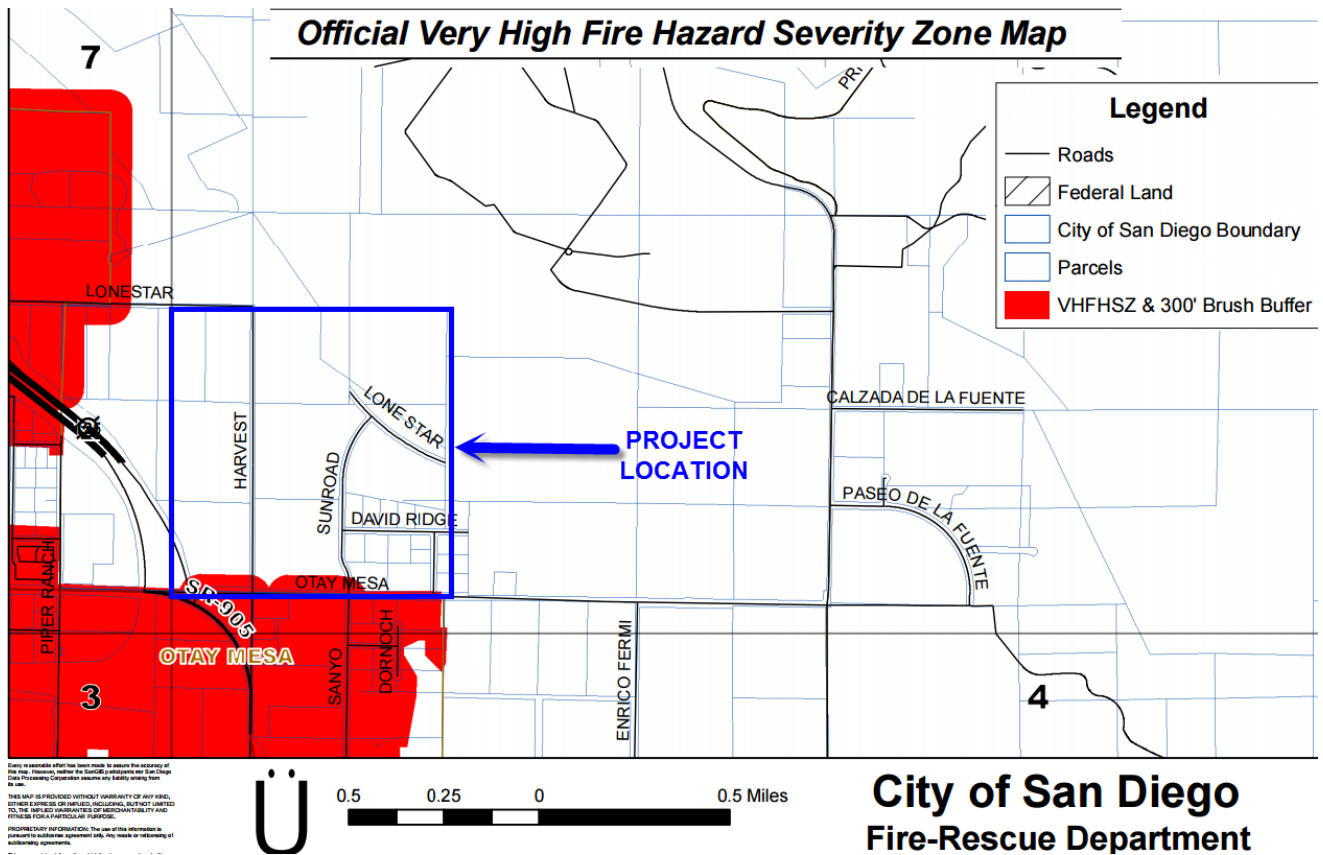


Figure 2. City of San Diego VHFHS Zone Map¹

¹ Very High Fire Hazard Severity Zone Map, Official Very High Fire Hazard Severity Zone Map City of San Diego Fire-Rescue Department.

The majority of the site is located within the High Fire Hazard Severity Zone (HFHSZ) in the State Responsibility Area (SRA). The Fire Hazard Severity Zone map in the SRA was created by CAL FIRE. Refer to Figure 5.

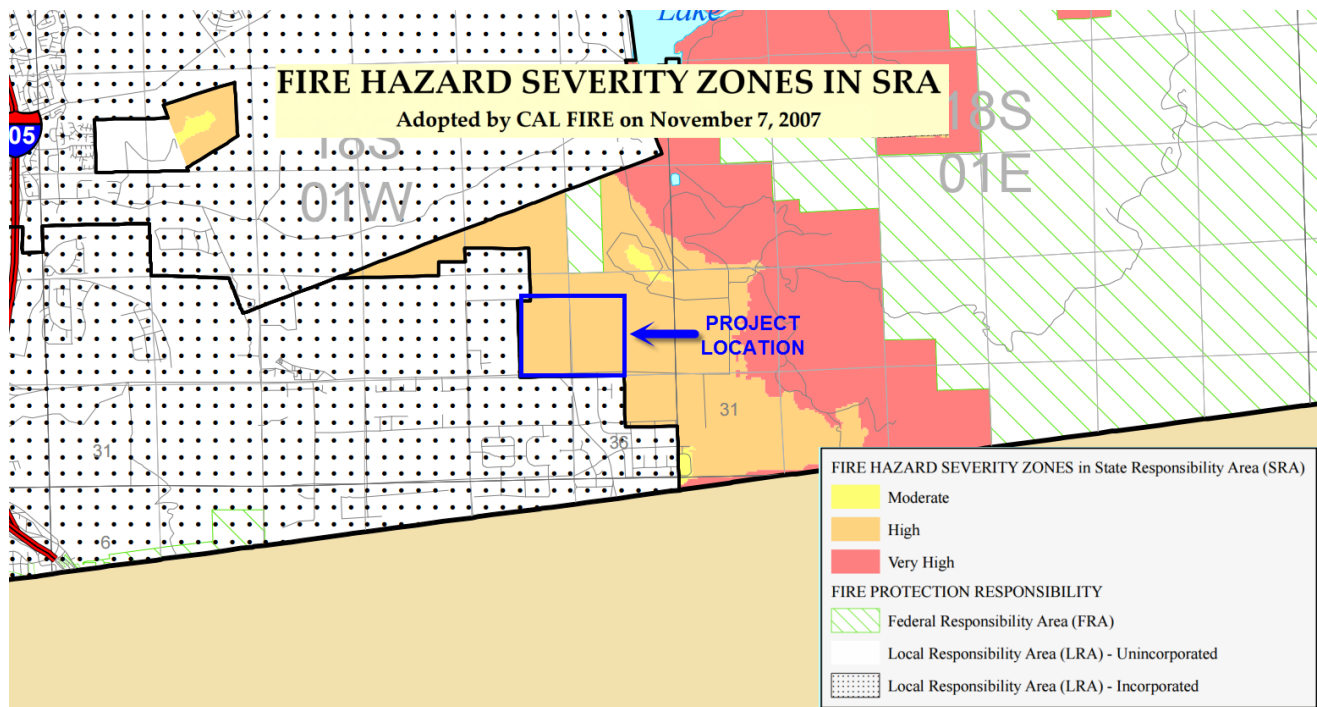


Figure 3. CAL FIRE FHSZ Map²

1.1.2. Project Description

The proposed project will consist of approximately 3,158 residential units, 84,000 square feet of commercial development, and 1,389,564 square feet of industrial development. Industrial and business uses will be positioned around a centrally located mixed-use area with residential uses located adjacent to the area. The purpose of the proposed project layout is to create an efficient, mixed-use space that will encourage the development in East Otay Mesa.

The East Otay Mesa Specific Plan sets forth a comprehensive vision for the Otay Mesa Area, within unincorporated San Diego County. The Specific Plan contains approximately 3,013 acres of land. Approximately 2,110 acres of the Specific Plan is planned as a modern industrial and business center while about 552 acres is set aside for conservation or very low-density residential use.

The Specific Plan was divided into two Subareas in 2002; property located outside Subarea 1 was renamed Subarea 2. Subarea 1, located on the western side of the Specific Plan, contains approximately 2,007 acres planned for a mixture of commercial, technology park, light industrial, and heavy industrial

² San Diego County Fire hazard Severity – State Responsibility Area (SRA) California Department of Forestry and Fire Protection (CAL FIRE) Website. Map http://www.fire.ca.gov/fire_prevention/fhsz_maps_sandiego.php

use. This proposed project is located within Subarea 1. Subarea 2, located on the eastern side of the Specific Plan, contains approximately 1,311 acres of land planned for mixed industrial or low-density residential use. For the location of the Specific Plan Area and Subareas 1 and 2, see Appendix A Site Plans and Topography Map.

1.1.3. Environmental Setting

The East Otay Mesa Mixed-Use Development Project is located at an elevation of approximately 600 feet above sea level. A site visit was performed of the site on July 22, 2015 to establish existing conditions.

The project is proposing to include an occluded interface as part of the site plan. A vernal pool will be located in the northeast portion of the project and will be approximately 0.3 acres. The site will be adjacent to the open space easement which is approximately 51.33 acres.

The existing fuel load is consistent across the proposed site. The fuel load consists of native grass and shrubs. The fuel load in each direction is consistent with the native grass to approximately 3 feet with small trees and shrubs up to 8 feet in height. There is a valley to the northeast of the project that goes through the open space easement. The valley has a slope of approximately 20 percent with native grasses. The bottom of the valley consists of a dry wash with intermittent shrubs and small trees in the bottom area.

The proposed site is typical of a Mediterranean climate. The summers are dry and warm with average high temperatures of 92°F and average humidity levels at 73 percent. The area receives rainfall in the winter that occurs between December and March.³ The prevailing wind is an onshore flow with gusts of 20 mph. Santa Ana winds occur in the fall from the east that may gust to greater than 50 mph and humidity can fall below 10 percent.

1.1.3.1. On-Site and Surrounding Land Uses

The project will be divided into four main uses. There will be 11.33 acres of mixed-use with a retail emphasis located at the southwest corner of the project site at the intersection of Harvest Road and Otay Mesa Road. There will be 63.79 acres of mixed-use with employment emphasis located at the center to southwest portion of the proposed site. There will be 89.65 acres of mixed-use with residential emphasis at the center of the proposed project and 51.33 acres of open space easement located at the northeast portion of the project.

The current uses of the surrounding areas are shown in Figure 4 include several industrial subdivisions, an 80-acre truck/travel plaza, a 46-acre electrical generating plant, a 30-acre retail commercial center, a FedEx Ground facility, a 161-acre heavy industrial facility, a 40-acre private prison, and a variety of interim industrial and commercial uses.

Planned uses of the surrounding areas include the 12,505-acre City of San Diego's Otay Mesa Community Plan Area to the west, which includes 4,337 acres of industrial and commercial uses and 2,100 acres of residential uses. The City of Tijuana borders the southern edge of East Otay Mesa and

³ The climate data is for San Diego Brown Field Municipal Airport. Elevation: 515 feet, latitude 32.572° N and longitude 116.979° W. The airport is located approximately 1.5 miles west of the project site. National Weather Service (<http://www.weather.gov/>) accesses July 28, 2015.

this area is planned for and has been partially developed with industrial and residential uses. Tijuana's Rodriguez International Airport is located approximately one mile southwest of the proposed site.

To the immediate north of the Specific Plan Area is the existing 750-acre Donovan State Correctional Facility, operated by the State of California Department of Corrections, located on a mesa between O'Neal and Johnson Canyons. On the mesa north of O'Neal Canyon is the 523-acre County's George F. Bailey Detention Facility. The East Mesa Juvenile Hall Complex is also located on this site.

Further north is the area designated for the Otay River Valley Regional Park. Most of the area immediately north of the Otay River Valley is currently vacant; the Otay Ranch, a 22,899-acre master-planned community, is planned for this area. Development of Otay Ranch began in 1998 with Villages 1 and 5, south of Telegraph Canyon Road, in the City of Chula Vista.

The Bureau of Land Management (BLM) manages several thousand acres of public lands east of the proposed project site. The lands consist of low, gently rolling hills, which gradually transform into the steep slopes of the San Ysidro Mountains, and include the Otay Mountain Wilderness.

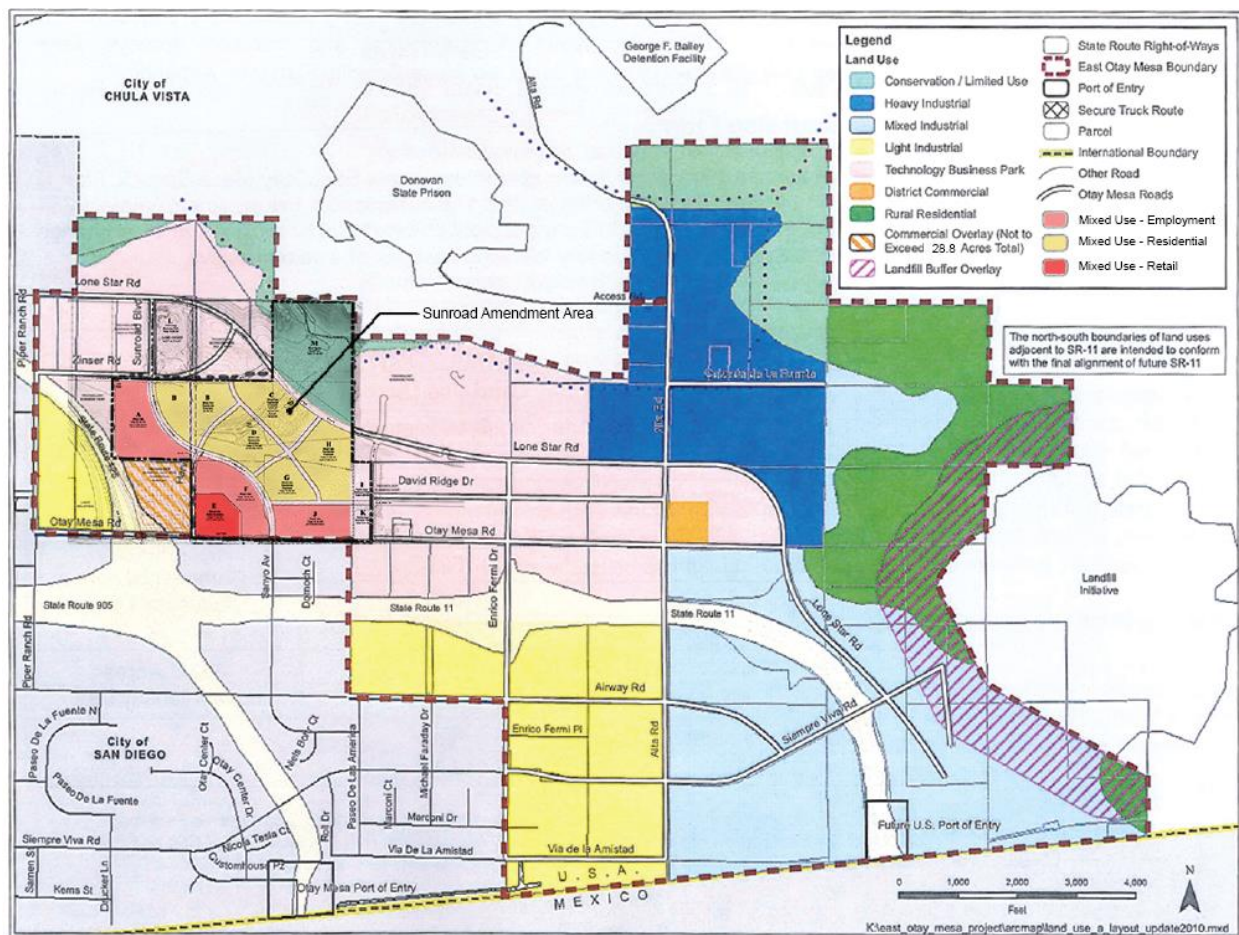


Figure 4. Surrounding Area Uses

1.1.3.2. Trail and Bike Routes

The proposed project also includes pedestrian trails and bike routes to connect between planning areas, other designated County trails, the Otay River Valley Regional Park, and adjacent open space areas. The Otay Valley Regional Park Concept Plan identifies trail corridors within Johnson and O'Neal Canyons, linking the San Ysidro Mountain Range to the Ruiz Valley. The pedestrian trails and bike routes will provide access to trails both inside and outside the park and the staging and viewing areas in the vicinity allow for public access to natural scenic areas. Refer to Figure 5 for the location of the on-site and off-site pedestrian trails and bike routes.

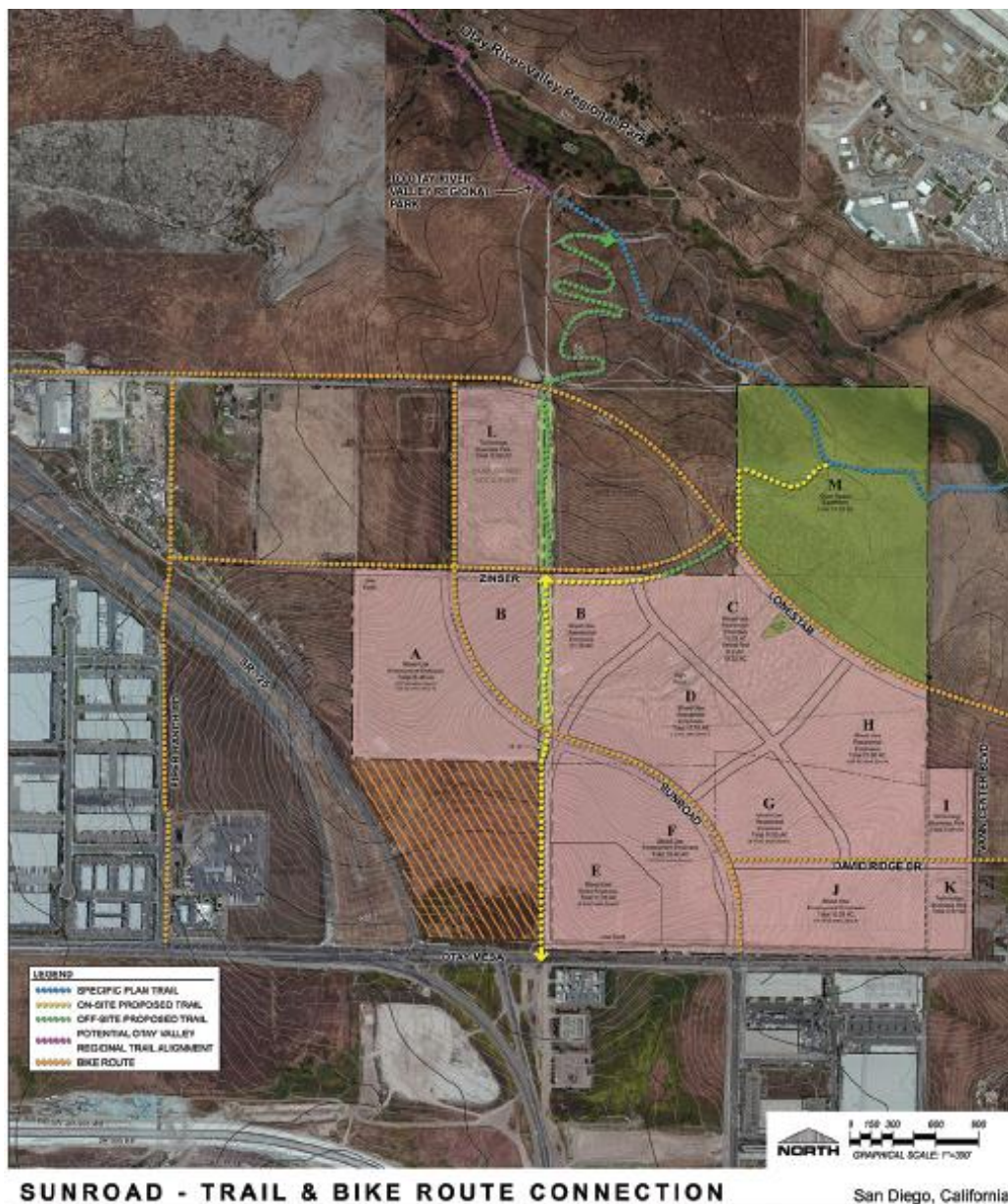


Figure 5. Proposed Pedestrian and Bike Trails

1.1.3.3. Regional Access

An important component of the regional circulation network for East Otay Mesa is the existing freeways and local roads. Existing circulation conditions are described below.

- Interstate 805 is an eight-lane, north-south freeway that extends from a junction with Interstate 5 near the international border approximately ten miles west of East Otay Mesa.
- State Route 125 is a north-south toll road that travels from State Route 54 in the north and terminates at Otay Mesa Road to the west of the proposed project location.
- State Route 905 is a six-lane, north-south road that connects the City of San Diego's Otay Mesa community with Interstate 5 to the west. State Route 905 connects to the Otay Mesa International Border Crossing.
- Otay Mesa Road travels east and west from the City of San Diego to Siempre Viva Road. Within the City of San Diego the road varies from four to five lanes. East of the junction with State Route 905, the road varies in width from approximately 24 feet to 40 feet.
- Siempre Viva Road is a six-lane, divided roadway west of Enrico Fermi Drive.
- Airway Road and Sunroad Boulevard are both local industrial roads traveling from the City of San Diego into the area. Airway Road runs east-west between State Route 125 and Alta Road. Sunroad Boulevard runs north-south between Lonestar Road and Otay Mesa Road.
- Alta Road is a 40-foot-wide, industrial/commercial collector road. This road currently serves primarily as an access road to the two prison facilities in this area: the County George F. Bailey Detention Facility and the State's Donovan Correctional Facility.

1.1.3.4. Vegetation and Fuel Load

The site and surrounding areas consist of relatively flat, open space with slopes of less than 5 percent, tall grass up to three feet in height, and small groups of bushes. The area to the northeast of the site will be an environmentally protected area and will remain as an open space easement. The protected area consists of steep slopes with tall grass and medium sized bushes and small trees in the dry creek bed. A site visit was performed to better understand the kind of fire hazard the vegetation presents in the surrounding area and project site. See Report Section 4.5 for more information.

1.1.3.5. Fire History

Figures 6 and 7 show the cumulative number of fires in the area since 1910 and the time period of the most recent fire in the area, respectively. The largest and most significant fire in the Otay Mesa area was in October of 2003 and burned approximately 40,000 acres. The most recent fire to burn the site was on May 3, 2013 and was designated as the Harvest Fire, which was a 120-acre wind-driven fire originating from a car junkyard; no property damage from the fire was reported.

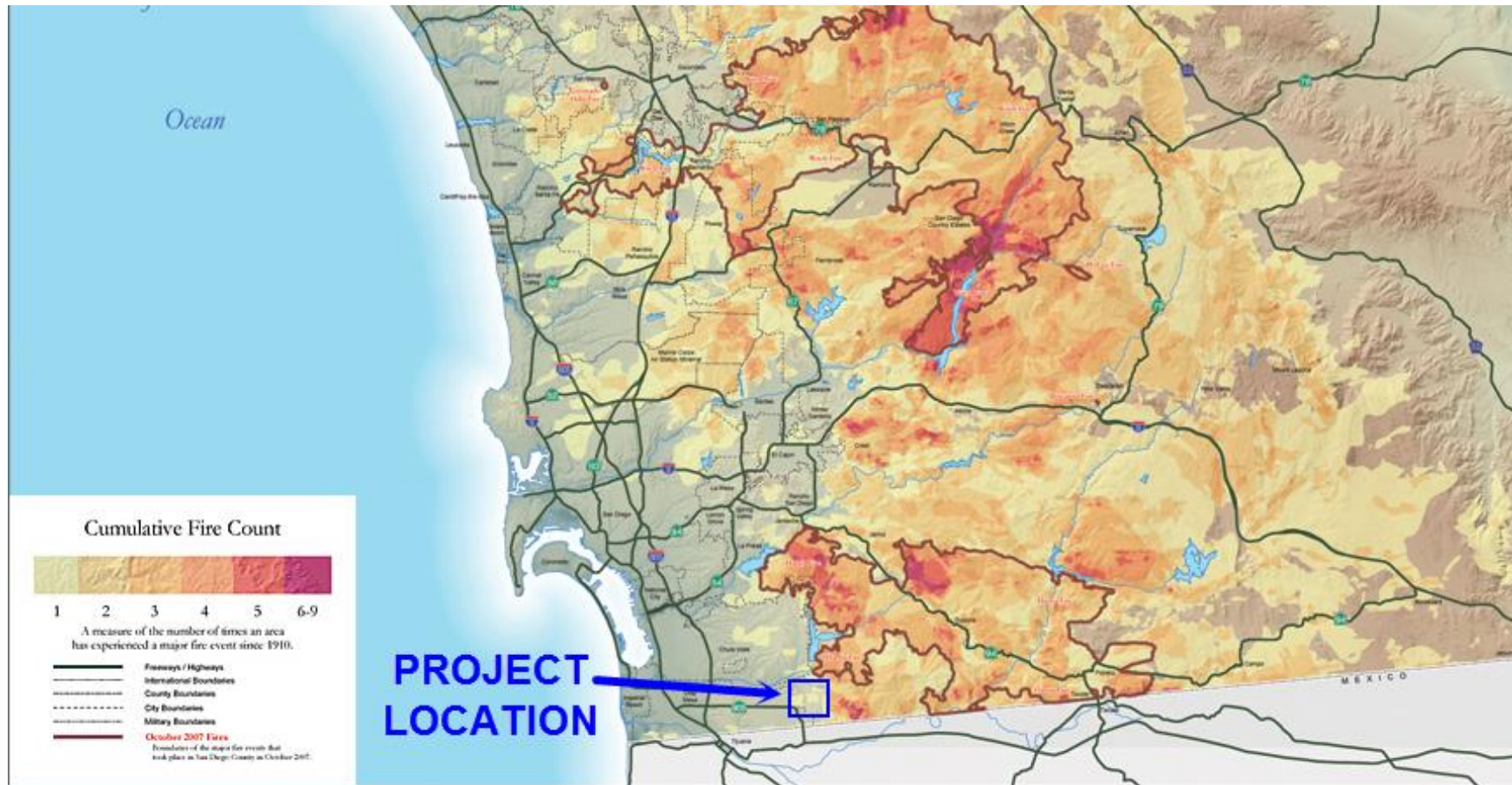


Figure 6. Southern California Cumulative Fire Count⁴

⁴ The fire history maps were from San Diego interfaith Disaster Council Website, San Diego Fire Maps and Alerts. Website was accessed July 30, 2015 (<http://www.sdinterfaithdisastercouncil.com/about-us/san-diego-fire-maps-and-alerts/>).

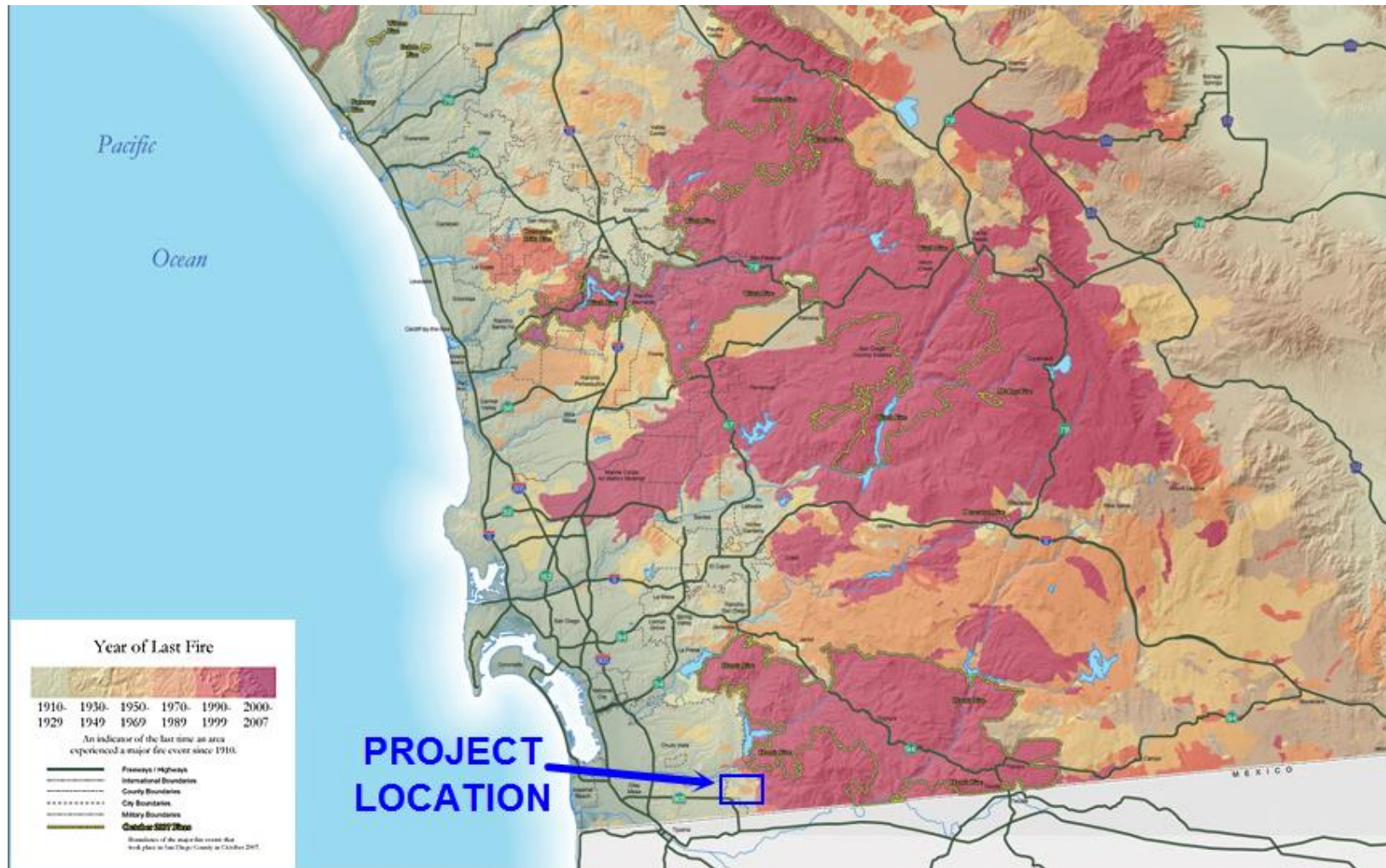


Figure 7. Southern California Year of Last Fire⁵

⁵ The fire history maps were from San Diego interfaith Disaster Council Website, San Diego Fire Maps and Alerts. Website was accessed July 30, 2015 (<http://www.sdinterfaithdisastercouncil.com/about-us/san-diego-fire-maps-and-alerts/>).

1.1.3.6. Topography

The point with the highest elevation on the proposed project site is near the center of the property, at an elevation of 620 feet above sea level. From the center of the property, the south and west slopes downward at an approximate average 3 percent grade. The valley that runs from the northwest to the southeast and crosses through the northeast corner of the proposed project has slopes of up to 17 percent grade. The elevation of the bottom of the valley is approximately 440 feet above sea level. Refer to Figure 8 and Appendix A for the topography map for the proposed project site and surrounding area.

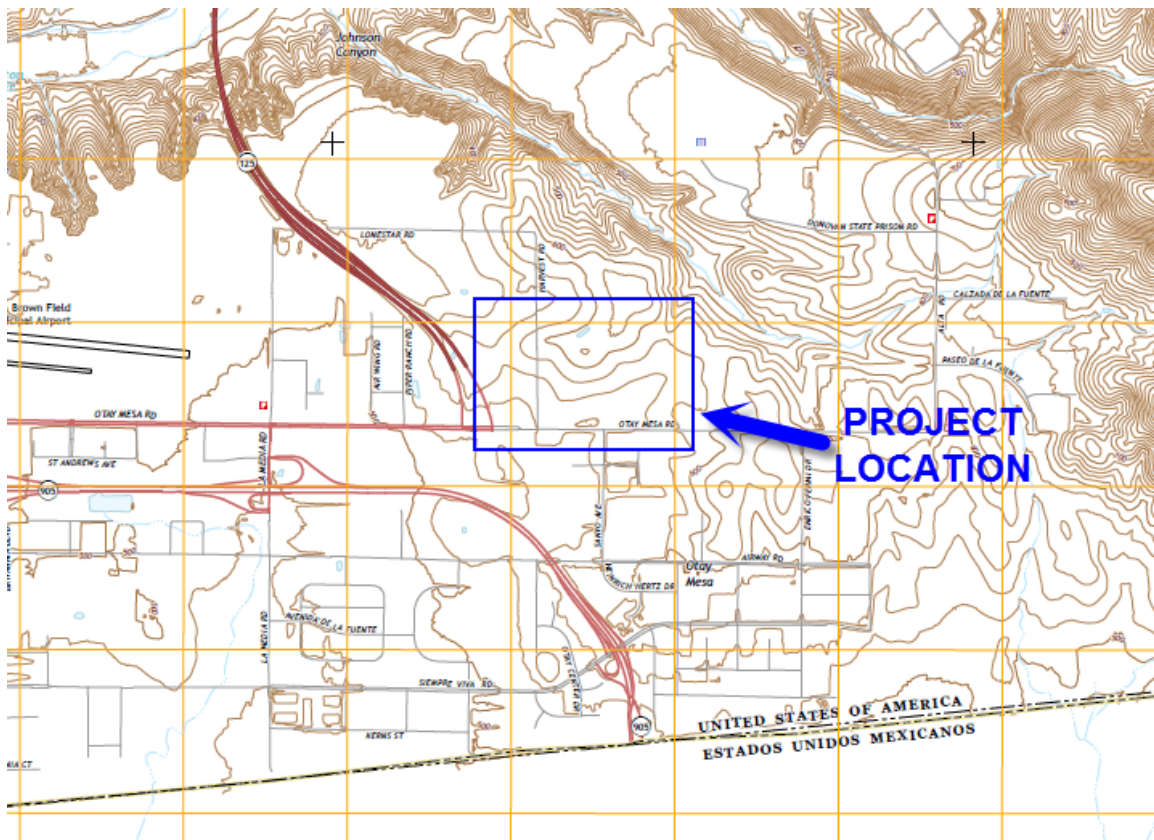


Figure 8. Project Site Topography Map⁶

⁶ The topography map is produced by the U.S. Department of the Interior U.S. Geological Survey. Olay Mesa Quadrangle, California-Baja California Norte 7.5-Minute Series using the North American Datum of 1983 (NAD83).

CHAPTER 2. GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

This FPP is a conceptual plan that provides adequate information to obtain approval for the proposed project from the County of San Diego. The proposed project will use this plan as a basis of design and, once a detailed design has been completed, the detailed plans will be submitted to the County of San Diego for approval. The proposed project will be designed to be in compliance with wildland fire regulations. If alternative methods or methods outside of the compliance with this report are used, they will require submittal and review by the County of San Diego. Three guidelines for determining significance are discussed in the following paragraphs:

The proposed project will meet the first guideline for determining significance by being designed in accordance with applicable building and fire codes. The architects, designers, engineers, and contractors are responsible for the implementation of the requirements set forth in this report. The property owners are responsible to maintain their property and structures in accordance with San Diego County Building and Fire Codes.

The proposed project will meet the second guideline for determining significance by complying with the recommendations in this FPP that are based on the results of the fire modeling summarized in Section 4.6. If alternative methods or methods outside of the compliance with this report are used, they will require submittal and review by the County of San Diego.

The project will meet the emergency response objectives identified in the Public Facilities Element of the County General Plan. The proposed project will meet the third guideline for determining significance by following the recommendations in Section 4.1 Adequate Emergency Services of this FPP. A Project Facility Availability Form (DPLU Form #399F) has been completed and signed by the Fire Authority Having Jurisdiction (FAHJ) (see Appendix E).

CHAPTER 3. ANTICIPATED FIRE BEHAVIOR IN THE VICINITY

The fuel load on-site is vegetation consisting of annual grasses growing up to 3 feet in height and small groups of medium-sized bushes. The grasses are annuals that grow in the winter and spring during the rainfall that the region receives. After the growth cycle the grasses germinate and die creating a fuel load that replicates yearly. The grasses are present on the current site, the protected open space easement, and the surrounding areas.

The terrain to the south and the west of the project is relatively flat, but land to the north and the east of the project consists of steep slopes. The summer and fall are the worst-case seasons for wildland fires due to low humidity, high temperatures, and strong winds. The Santa Anna winds travel from the deserts and blow east to west bringing high temperatures, low humidity, and high wind speeds.

As discussed, the fire history of the area has shown that a fire has occurred in the area and will likely occur again. The fire modeling produced results of moderately high spread rates and flame lengths up to 30 feet for the existing site with the current vegetation. The fuel modification on the site will reduce the fuel density and as a result reduce the fire intensity and the convective and radiant heat that the project structures can be exposed to. The fuel modification does not reduce the risk of flying embers igniting structures, therefore the construction requirements outlined in the SDCFC and CBC Chapter 7A are required.

The Specific Plan for the area is to develop most of the surrounding area. As shown in Figure 4 the areas adjacent to the site will be developed, with the exception of the open space preserve. This development will limit the exposure to the East Otay Mesa Mixed-Use Development from a wildfire. However, the open space easement will remain undeveloped and is adjacent to the proposed project.

CHAPTER 4. ANALYSIS OF PROJECT EFFECTS

The proposed project will comply with the Wildland Fire and Fire Protection Guidelines for Determining Significance by meeting relevant codes and standards. This section evaluates fire protection requirements and features of the project by analyzing areas of potential adverse impacts. The result of the fire modeling analysis indicates that the project will not have any significant adverse impacts resulting from wildland fire hazards that will require mitigation measures.

4.1. Adequate Emergency Services

The Fire District, in conjunction with CAL FIRE and the San Diego Sheriff, is in the process of implementing full-time fire and emergency medical services in East Otay Mesa. As projects develop, developers will be required to annex into a newly established Community Facilities District (CFD) 09-1 to augment District revenues for ongoing operational costs. At build-out, a permanent facility will be co-located with a sheriff's station at the northwestern corner of Enrico Fermi Drive and Lone Star Road. This new fire station will serve the proposed project and the proposed project will be conditioned to funding for the construction, equipping, and the ongoing operations and maintenance of the new fire station.

4.1.1. Fire Jurisdiction & Closest Existing Fire Stations

The proposed project is located within the San Diego Rural Fire Protection District (SDRFPD) responsibility area. The SDRFPD operates fourteen fire stations and responds to a 720 square-mile area in San Diego County. The fire department is a combination department that uses both paid and volunteer firefighters. Presently, an automatic aid agreement is in place between SDRFPD, the City of Chula Vista, City of San Diego, County of San Diego, and the CDC&R Donovan Correctional Facility. Other fire companies are available as needed as outlined in the County and State mutual aid response agreements. The SDRFPD is in the process of being dissolved and areas currently being served by the District will be annexed into the San Diego County Fire Authority. The San Diego Local Agency Formation Commission (LAFCO) is expected to finalize this action by the first quarter of the 2016 calendar year.

The closest responding SDRFPD resources to the project site are from the existing Fire Station 22 located at 446 Alta Road. The fire station currently operates one Type-I engine, one Type-III engine, and one aerial ladder truck.

Additional fire resources in the vicinity include Fire Station 43 located at 1590 La Media Road in Otay Mesa and Chula Vista Fire Station No. 7 on La Media Drive and Santa Venetia. Fire Station 43 is approximately one mile from the proposed project's southern entrance and Chula Vista Fire Station No. 7 is approximately five road miles north of the project site, which exceeds the Insurance Services Office 2.5 mile standard.

4.1.2. Emergency Response Times of Existing Fire Stations

The emergency response times for the existing fire stations to the proposed site were evaluated. The San Diego County General Plan Safety Element references travel time standards from the closest fire station.⁷

The East Otay Mesa Mixed-Use Development will be within the County of San Diego. The San Diego County General Plan includes travel time standards of 5-minute, 10-minute, 20-minute, and over 20 minutes, depending on the Land Use and Regional Category designations. The Project site is designated Semi-Rural on the Otay Community Planning Area Map, which falls under the 5-minute and 10-minute response time standards. Since the proposed project will be a mixed-use development, the more restrictive, 5-minute response time standard will be used.

Error! Reference source not found. shows the travel times for each fire station to the project location. Only station 43 meets the fire department and medical service level goal of a 5-minute travel time for the County of San Diego. Travel time calculations are based on the following equation:

RAND Institute Travel Time Equation:

$$T = 0.65 + 1.7D$$

T - Travel time in the nearest 1/10 of a minute

0.65 - an acceleration constant over the first 2,000 feet of travel

D - Travel distance to nearest 1/10 of a mile

⁷ The San Diego County General Plan, August 2011. Chapter 7 Safety Elements Table S-1 and Pages 7-5 through 7-11.

Table 1. Fire Stations Travel Times

Fire Department	Address	Distance from proposed Project Site (miles)	Estimate travel time (minutes)*
Fire Station No. 22	446 Alta Road	3.8	7.1
San Diego Fire Station No. 43	1590 La Media Road, Otay Mesa	1.1	2.5
Chula Vista Fire Station No. 7	1640 Santa Venetia St., Chula Vista	5.5	10.0

* Travel times were determined using the RAND estimation tool validated by ISO.
Station location and information from City of San Diego Website and Fire Department Directory Website.

4.2. Fire Department Access

The fire department access for the site will be in accordance with the California Fire Code (CFC) and the San Diego County Fire Code (SDCFC) amendments. Fire access roads will be a minimum of 24 feet in width, but are allowed to be only 14 feet in width when there are separate lanes of one-way traffic such as at gate entrances with card readers, guard stations, or center medians (CFC Section 503.2.1 and SDCFC Section 96.1.503.2.1(a)). Parking is permitted on one side if paved width is at least 32 feet and plans should designate which side is for parking and which side is posted FIRE LANE; parking is permitted on both sides if paved width is 36 feet.

All dead-end fire access roads longer than 150 feet will be provided with approved provisions for turning around emergency apparatuses; a cul-de-sac will be provided in residential areas where the access roadway serves more than two structures; and the minimum unobstructed radius width for a cul-de-sac will be 36 feet paved with no parking or 42 feet with parking (SDCFC Section 503.2.5).

The inside turning radius of the fire access road will be a minimum of 28 feet and vertical curves of the fire access road will not be less than 100 feet, unless approved by the fire code official (CFC Section 503.2.4 and SDCFC Section 503.2.4). The gradient for fire access roadways will not exceed 20 percent grade and the angle of departure and angle of approach will not exceed 12 percent grade or as approved by the fire code official (SDCFC Section 503.2.7). A vertical clearance of 13 feet 6 inches will be provided (SDCFC Section 503.2.1).

The surface of the access roads will be designed to allow for vehicles that are no less than 75,000 pounds (SDCFC Section 503.2.3). Fire access roads will be provided with asphaltic concrete (AC) pavement for slopes from 8 to 12 percent and rigid pavement (aka PCC) for slopes greater than 12 percent in accordance with SDCFC Section 503.2.3.1. Traffic calming devices, such as speed bumps, will not be installed on fire access roads, unless approved by the fire code official (SDCFC Section 503.4.1).

Fire department access roads are required to extend to within 150 feet of all portions of the exterior walls of all buildings (SDCFC Section 503.1.1). The SDCFC allows for greater distances when buildings are protected with interior automatic fire sprinklers or when alternative fire protection is provided.

4.3. Water Supply

Fire hydrants will be installed at fire access road intersections and at the beginning radii of cul-de-sacs and will be spaced not more than 300 feet along fire access roads; hydrants located across heavily traveled roadways will not be considered as serving the property (SDCFC Section 507.5.1.1.2). Fire hydrants will also be provided within 200 feet of fire department connections (CFC Section 912.2.1). Fire hydrants will be identified by a minimum 3-inch dimension, reflectorized blue marker in the center of the travel lane adjacent the hydrant, or by other methods approved by the fire code official (SDCFC Section 507.5.7.1). A map showing the locations of existing and proposed hydrants will be provided along with a copy of the Water Service Availability Form when a layout has been determined for the proposed project.

The required fire flow for wildfire risk areas is 2,500 gpm in accordance with CFC Section 507.3 and SDCFC Section 507.3. The proposed project site will be supplied from a public water supply within the Otay Water District. The fire flow was determined using a water model provided by the Otay Water District. The fire flow was calculated using the tank levels that typically occur during a maximum day. A flow test with a 10 percent safety factor resulted in a static pressure of 115.2 psi, a residual pressure of 102.2 psi, and a flow of 4,000 gpm. The proposed project site is supplied from a 20-inch main that runs parallel to Otay Mesa Road. Refer to Figure 9 for the fire flow calculation location.

The residual pressure based on the flow of the hydrant can be used to calculate the available fire flow at 20 psi. Calculations are based on the following equation presented in the NFPA Fire Protection Handbook (page 15-38, 20th Edition):

$$Q_2 = Q_1 \left[\frac{(S - R_2)}{(S - R_1)} \right]^{0.54}$$

Q_1 = Flow from fire flow test (gpm)

Q_2 = Flow at 20 psi (gpm)

R_1 = Residual pressure from flow test (psi)

R_2 = Residual pressure of 20 psi

S = Static pressure from fire flow test (psi)

Using the aforementioned data, the theoretical calculated fire flow at 20 psi is 11,720 gpm. Based on the above results, the Otay Water District supply is adequate to provide the required fire flow.

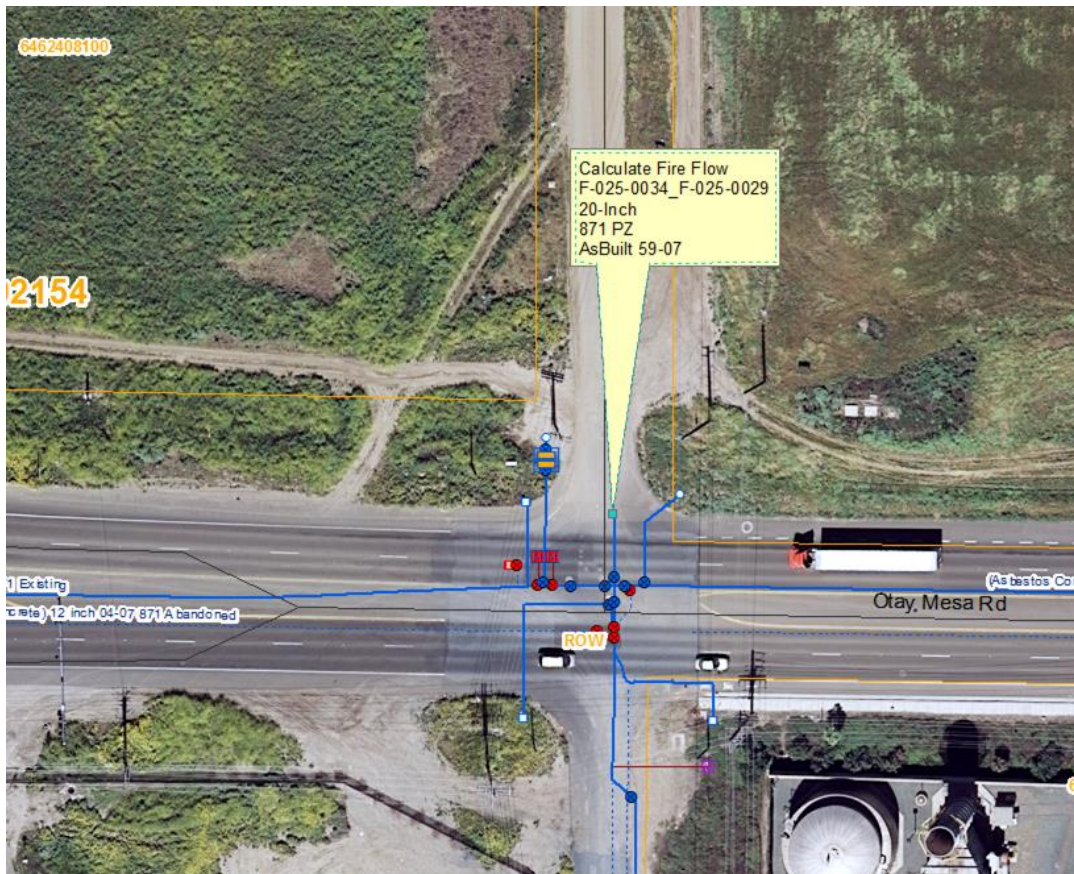


Figure 9. Fire Flow Calculation Location

4.4. Ignition-Resistant Construction & Fire Protection Systems

The new buildings in the Wildland-Urban interface will be designed and constructed to the ignition resistance standards of the San Diego County Building Code (Ordinance No. 10146). The construction will include but is not limited to dual-paned windows, ignition resistant siding and roofing materials, protection of openings, and other methods required by the fire official.

All habitable structures and attached garages will be provided with residential fire sprinklers in accordance with SDCFC requirements. Structures will be fully sprinklered in accordance with the appropriate sprinkler design standard (NFPA 13, 13R, or 13D) and SDCFC Section 319.1.1 as follows:

- Each floor will be provided with an electronically supervised shut-off valve and water flow alarm.
- Mid-rise buildings will be provided with a class I standpipe system interconnected with the automatic sprinkler system.
- The standpipe system will consist of 2½-inch hose valves in each stair enclosure on every floor.
- Two hose outlets will be located on the roof outside each stair enclosure penetrating the roof.
- The standpipe system will be designed, installed, and tested in accordance with NFPA 14.

- Fire department standpipe connections and valves serving each floor will be located in the vestibule and will be located in such a manner as to not obstruct egress when hose lines are connected and charged.

A list of all structures and their uses and proposed deviations from applicable codes will be provided when the structures are determined for the proposed project.

4.5. Fire Fuel Assessment

The type of fuel load is currently consistent on the project site and in the near vicinity. Current fuel loads on the proposed project site and in each direction are tall grasses and shrubs. The base of the valley to the northeast of the proposed project site has small trees scattered along the dry creek bed. The Santa Ana winds bring low humidity with fuel moisture of less than 5 percent for 1-hour fuels.

BehavePlus modeling performed for the proposed project used three fuel models to simulate the fire fuel. The selected models consist of the grass group models 1 and 3 and the shrub group model 5. The three models are defined in the BehavePlus program as follows:⁸

- Grass Group Fire Behavior Fuel Model 3: These fuels are the most intense of the grass group and display high rates of spread under the influence of wind. Wind may drive fire into the upper heights of the grass and across standing water. Stands are tall, averaging about 3 ft (1 m), but considerable variation may occur. Approximately one-third or more of the stand is considered dead or cured and maintains the fire. Wild or cultivated grains that have not been harvested can be considered similar to tall prairie and marshland grasses.
- Grass Group Fire Behavior Fuel Model 1: Fire spread is governed by the fine, very porous, and continuous herbaceous fuels that have cured or are nearly cured. Fires are surface fires that move rapidly through the cured grass and associated material. Very little shrub or timber is present, generally less than one-third of the area. Grasslands and savanna are represented along with stubble, grass-tundra, and grass-shrub combinations that met the above area constraint. Annual and perennial grasses are included in this fuel model.
- Shrub Group Fire Behavior Fuel Model 5: Fire is generally carried in the surface fuels that are made up of litter cast by the shrubs and the grasses or forbs in the understory. The fires are generally not very intense because surface fuel loads are light, the shrubs are young with little dead material, and the foliage contains little volatile material. Usually shrubs are short and almost totally cover the area. Young, green stands with no dead wood would qualify: laurel, vine maple, alder, or even chaparral, manzanita, or chamise.

4.6. Fire Behavior Modeling

The site visit was used to document the existing conditions at the proposed project site in order to produce fire behavior modeling specific to the site. Site characteristics such as vegetation, fuel, and topography were documented to predict the wildfire behavior through the available fuels on-site and in adjacent areas. BehavePlus 5.0.5 was used to predict the flame lengths, intensities, and rate of spread. From this modeling effort, a worst-case scenario was identified. The fire protection plan was developed based upon this worst-case scenario.

⁸ Anderson, H.E. (1982) "Aids to Determining Fuel Models For Estimating Fire Behavior" United States Department of Agriculture. Forest Service Intermountain Forest and Range Experiment Station Ogden, UT 84401. General Technical Report INT-122.

The west and south sides of the site consist mainly of open area with grassland. The fuel model that was used to represent this area consisted of short grass and tall grass. The high rate of spread and tall flame lengths that grass can produce presents a potential hazard. The west area of the site consists of open fields that can consist of tall grass. However, the potential risk of damage from a grass fire is less than a wind-driven fire occurring from the north or east due to the slope and Santa Ana conditions.

For the fire behavior analysis, the summer average, the peak, and Santa Ana conditions were evaluated. The scenario that will produce the highest fire risk to the proposed project is a wind-driven fire entering from the east and north. A Santa Ana wind can produce wind speeds from 24 to 56 mph and cause very low humidity of 5 to 9 percent. The wind speeds at 20 feet above vegetation for the climate can range from 18 mph (summer), 24 mph (Santa Ana), and 56 mph (peak). Scenarios for each of these conditions were evaluated.

The wildfire behavior was analyzed for two scenarios and for the peak conditions. A worst-case summer fire scenario would result in a fire spreading at a rate of up to 147 feet per minute with flame lengths of 15.3 feet. Spotting is projected to occur at up to approximately 0.8 mile. The peak conditions for the summer fire result in a fire spreading at a rate of up to 542 feet per minute with flame lengths of 30.1 feet and spotting is projected to occur at up to approximately 2 miles.

During a fall fire, assuming Santa Ana conditions are present, the fire is predicted to be moderately fast-moving at up to 228 feet per minute with the highest flame length values reaching approximately 18.3 feet. Spotting is projected to occur at up to approximately 0.8 mile. The peak conditions for the fall fire result in a fire spreading at a rate of up to 678 feet per minute with flame lengths of 30.2 feet and spotting is projected to occur at up to approximately 2 miles.

The results of the models are used to recommend the size and composition of the vegetation management zones. Changes in slope, weather, or areas of different fuel types are not accounted for in the BehavePlus model for this analysis. The use of these results are limited to planning and that actual fire behavior for this location can be affected by a wide variety of factors that cannot all be incorporated into the model. Based on the result of the model, 100-foot vegetation management zones are recommended for the north and east portions of the proposed project perimeter and planting restrictions will be in place for all project landscapes. A summary of the results from the BehavePlus model are shown in Table 2.

Table 2. Summary of BehavePlus Results

Direction of Fire Travel	Flame Length (ft.)	Rate of Spread (ft./min)	Spotting Distance (miles)
North or East (Summer Fire)	15.3	147	0.8
North or East (Peak)	30.1	542	2
South or West (Fall/ Santa Ana Fire)	18.3	228	0.8
South or West (Peak)	30.2	678	2

4.7. Defensible Space & Vegetation Management

All buildings will be setback a minimum of 30 feet from any property lines and biological open space easements unless the County Zoning Ordinance requires a greater minimum (SDCFC 4907.1.1). A fuel modification zone (FMZ) will be required within 100 feet around every building and the requirements of the FMZ will be in accordance with SDCFC 4907.2 as follows:

- The area within 50 feet of a building will be cleared of non-fire resistant vegetation and replanted with fire-resistant plants.
- The area between 50 and 100 feet from a building will be cleared of all dead and dying vegetation. Native vegetation may remain in this area provided that combustible vegetation does not occupy more than 50 percent of the area.
- Weeds and annual grasses will be maintained at a height not to exceed six inches.
- The chips from chipping of vegetation done on-site may remain if the chips are dispersed so they do not exceed six inches in depth.
- Trees may remain in the FMZ if the horizontal distances between crowns of adjacent trees and of structures is at least 10 feet.
- The building official and the FAHJ may provide lists of prohibited and recommended plants.
- The FMZ will be located entirely on the property of the project site unless approved by the FAHJ.
- When a building is setback less than 100 feet from the property line, the owner or occupants will be responsible for maintaining the FMZ between the building and the property line. This responsibility does not authorize owners or occupants to clear beyond the property line; no off-site clearing is required or authorized.

The FAHJ may require the property owner to maintain a FMZ in the area 20 feet from each side of a driveway or a public or private road (SDCFC Section 4907.2.1). The FAHJ may require a developer to establish one or more FMZ to protect a new community by reducing the fuel loads adjacent to a community and structures within it; the developer would assign the land of any FMZ to the association or other common owner group that succeeds the developer as the person responsible for common areas within the community (SDCFC Section 4907.2.2).

Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use. Fuel modification zones and their boundaries will be identified for all buildings and access roads when a proposed layout has been determined for the project. Existing vegetation conditions at the project site are described in Chapter 4.5 and plants to be used as part of new landscaping are not currently known.

4.8. Cumulative Impact Analysis

The proposed project will have no significant adverse impact on protecting residents from wildfires. The existing site is currently a vegetated area so developing the site and maintaining adequate fuel modification zones will reduce the amount of fuel in and around the proposed project area, reducing fire hazard to other developments in the vicinity. The proposed project will create a large man-made

firebreak in the vegetation and provide firefighters with fire access roads and fire hydrants, which combined will create a defensible space that can even be used to help fight a wildfire. Developing this area will attract more people to live, work, and shop, at this location, which will increase the potential for a greater number of people to be exposed to a wildfire, but this risk will be greatly reduced by the fire protection features of the buildings and the potential benefit of having a developed and defensible space against wildfires.

CHAPTER 5. MITIGATION MEASURES & DESIGN CONSIDERATIONS

The proposed project will be designed to be compliant with the referenced codes and standards. The result of the fire behavior modeling determined that additional vegetation or separation requirements will not be needed beyond what is required by code. It is currently unknown if mitigation measures or special design considerations will need to be taken into consideration at this early phase of the proposed project. Deviations from design codes and any mitigating measures will be noted as they arise and the appropriate AHJ will be notified of this information.

CHAPTER 6. CONCLUSION

This Wildland Fire Protection Plan has been developed to understand the impact the East Otay Mesa Mixed-Use Development Project will have on the existing area. This report has shown that the proposed project will not increase the risk of a wildfire and that no mitigation measures are required, beyond those inherent in relevant codes.

The proposed project will have no significant adverse impact on protecting residents from wildfires and the net effect of this project will be potentially beneficial for the wildfire protection of the surrounding area. This project will provide additional emergency services to the community, fire access roads will provide improved access to the project site and the wildland-urban interface, and proposed fire hydrants will provide firefighters with adequate water resources to fight structure and wildland fires. Each building will have reduced flammability due to ignition-resistant construction and automatic fire sprinkler installation. Fuel modification zones will reduce the intensity of an approaching fire and will help to reduce the likelihood of both a structure fire spreading into naturally vegetated areas and a wildfire spreading to a structure.

The proposed project will potentially increase the number of people exposed to a wildfire, but it will be designed to minimize wildfire exposure risks and the development of the proposed project site will provide a man-made fire break and defensible space, from which a wildfire can be more easily fought by firefighters.

The fire protection strategies proposed in this report will reduce the potential wildland fire hazards. This report is a conceptual plan for the East Otay Mesa Mixed-Use Development that includes sufficient information for the review by the County of San Diego. If alternative methods or methods outside of the compliance with this report are used, they will require submittal and review by the County of San Diego.

The architects, designers, engineers, and contractors are responsible for the implementation of the requirements set forth in this report. The property owners are responsible to maintain their property and structures in accordance with the San Diego County Building and Fire Codes.

CHAPTER 7. LIST OF PREPARERS

The principal author of this FPP is on the San Diego County of approved consultants list. This report was prepared by:

Garner A. Palenske, P.E.

Vice President

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gpalenske@jensenhughes.com

WNF:BJ:GP:bj

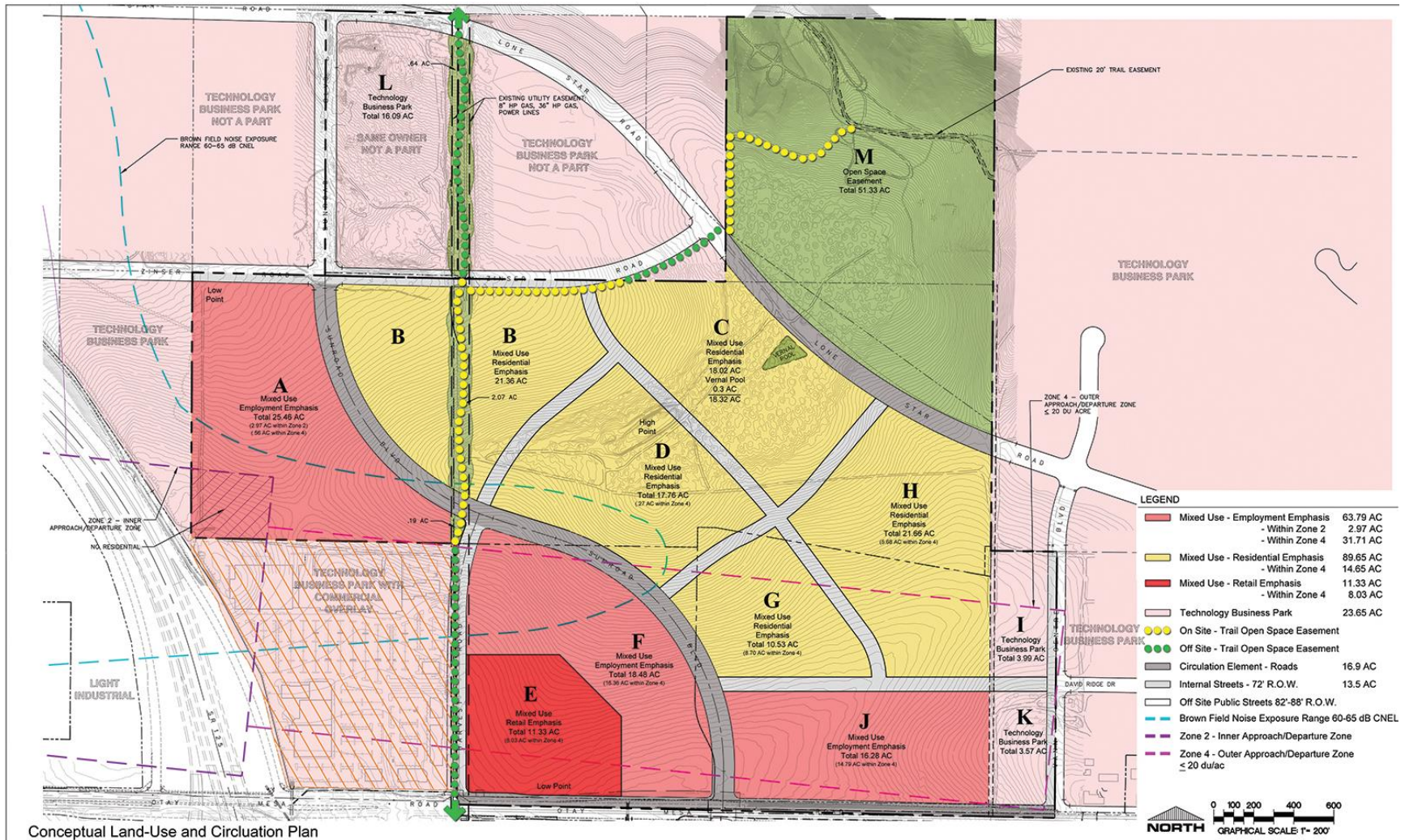
P:\1WNF - Will Fletcher\1WNF15061 East Otay Mesa - Wildland Interface (2015061)\Reports\Submittal to Client 3.13.2017\Word Versions (Sent on 01.19.2016)\Fire Protection Plan Draft Report 3.13.2017.docx

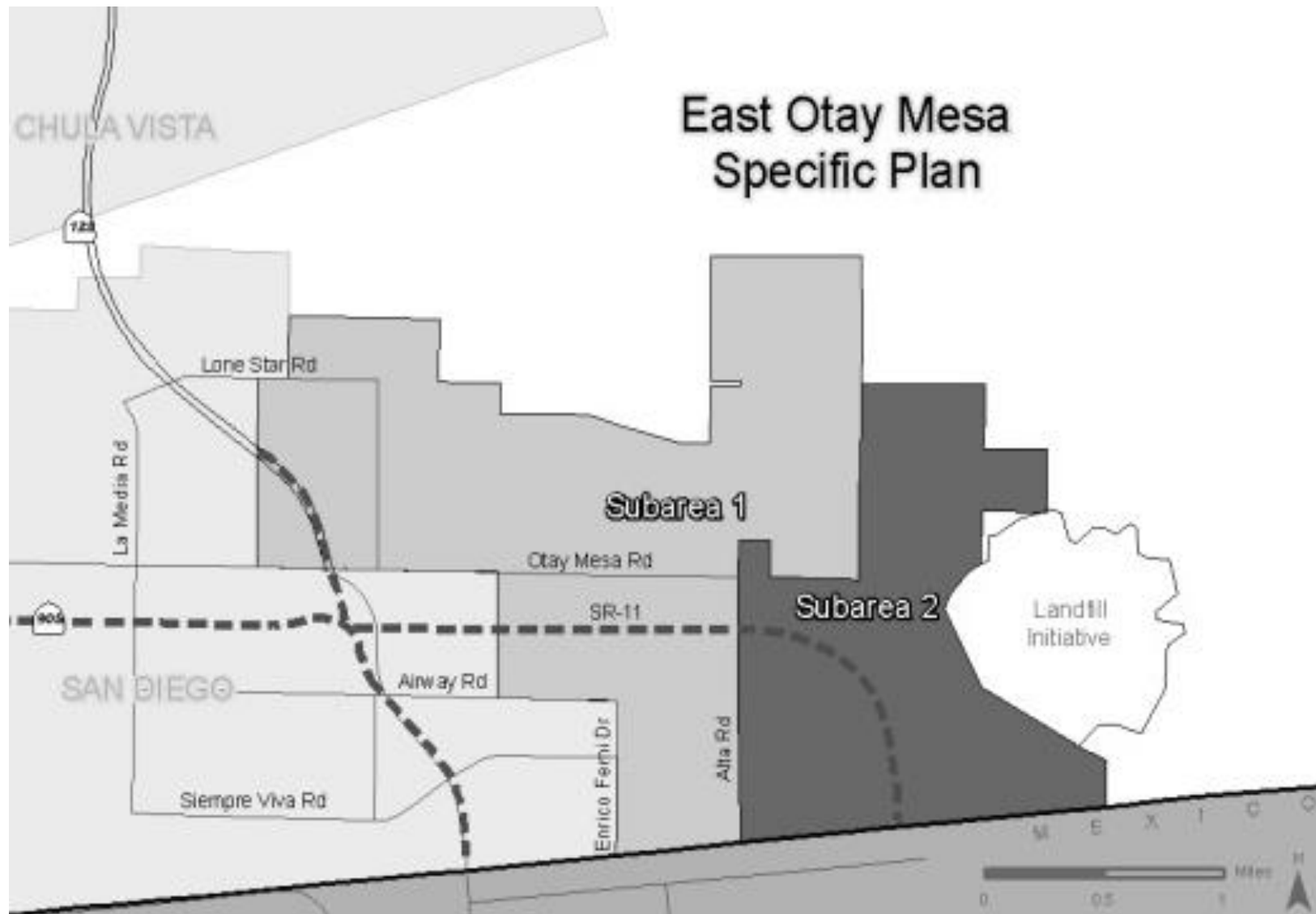
CHAPTER 8. REFERENCES

The following codes and standards were used in the preparation of this report:

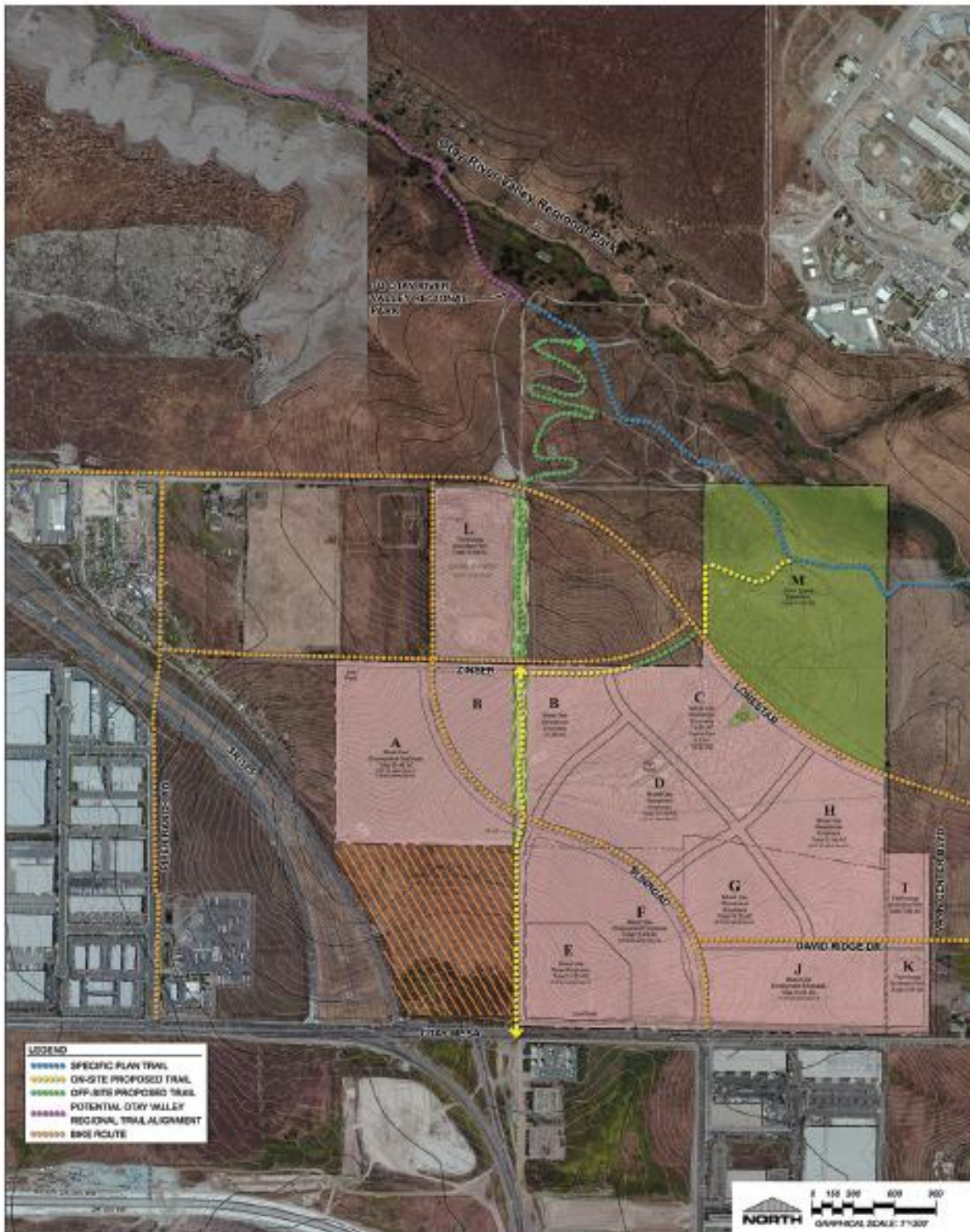
- California Building Code (CBC) – 2013 Edition
- California Fire Code (CFC) – 2013 Edition
- County of San Diego Consolidated Fire Code (SDCFC) – November 20, 2014 Edition.
- National Fire Protection Association Standard 13 (NFPA 13), “Standard For The Installation of Sprinkler Systems,” 2013 Edition.
- National Fire Protection Association Standard 14 (NFPA 14), “Standard for the Installation of Standpipe and Hose Systems,” 2013 Edition.
- National Fire Protection Association Standard 1710 (NFPA 1710), “Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments,” 2010 Edition.
- Weather information from the National Weather Service (NWS) from the climate data is for San Diego Brown Field Municipal Airport. Elevation: 515 feet, latitude 32.572° N and longitude 116.979° W. The airport is located approximately 1.5 miles west of the project site. National Weather Service (<http://www.weather.gov/>) accesses July 28, 2015.
- Heinsch, F. A.; Andrews, P. L. 2010. BehavePlus fire modeling system, version 5.0: Design and Features. General Technical Report RMRS-GTR-249. Fort Collins, CO: USDA Forest Service, Rocky Mountain Research Station.
- Andrews, P. L. 2009. BehavePlus fire modeling system, version 5.0: Variables. General Technical Report RMRS-GTR-213WWW Revised. Fort Collins, CO: USDA Forest Service, Rocky Mountain Research Station.
- Google Maps (www.google.maps.com)
- International Wildland-Urban Interface Code (IWUIC), 2015 Edition.
- FRAP (Fire and Resource Assessment Program). 2010. California Department of Forestry and Fire Protection. Website Accessed July 25. <http://frap.cdf.ca.gov/>
- The San Diego County General Plan, August 2011.

Appendix A – Site Plans and Topography Map





Appendix B – Aerial Photos







Appendix C – Photographs of the Site

Figure 1 shows an aerial view of the site with the location of where photos 1 through 20 (see Figures 2 through 21) were taken.

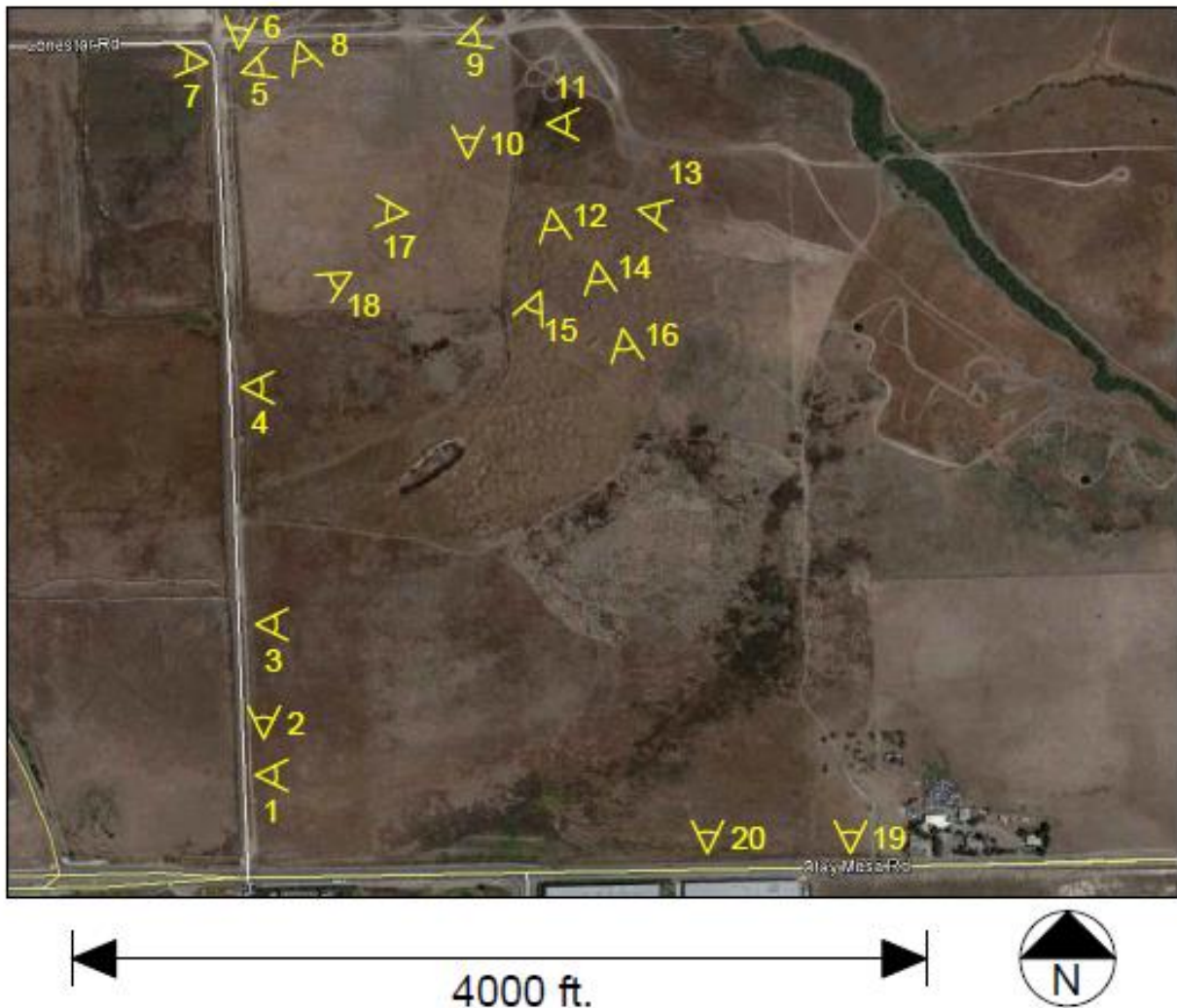


Figure 1. Site Plan with Layout of Photo Locations



Figure 2. Photo 1: East-facing View of South End of Site



Figure 3. Photo 2: North-facing View of South End of Site



Figure 4. Photo 3: East-facing View of South End of Site



Figure 5. Photo 4: East-facing View of Middle of Site



Figure 6. Photo 5: East-facing View of Northwest Corner of Site



Figure 7. Photo 6: North-facing View of Northwest Corner of Site



Figure 8. Photo 7: West-facing View of Northwest Corner of Site



Figure 9. Photo 8: South-facing View of Northwest Corner of Site



Figure 10. Photo 9: East-facing View of North End of Site



Figure 11. Photo 10: North-facing View of Middle of Site



Figure 12. Photo 11: East-facing View #1 of Middle of Site



Figure 13. Photo 12: South-facing View #1 of Middle of Site



Figure 14. Photo 13: East-facing View #2 of Middle of Site



Figure 15. Photo 14: South-facing View #2 of Middle of Site



Figure 16. Photo 15: South-facing View #3 of Middle of Site



Figure 17. Photo 16: South-facing View #4 of Middle of Site



Figure 18. Photo 17: West-facing View #1 of Middle of Site



Figure 19. Photo 18: West-facing View #2 of Middle of Site



Figure 20. Photo 19: North-facing View #1 of Site from Otay Mesa Road



Figure 21. Photo 20: North-facing View #2 of Site from Otay Mesa Road

Appendix D – BehavePlus Fire Model

FIRE BEHAVIOR MODEL

Summary Narrative

BehavePlus was used not as a source to accurately predict a fire but rather a possible fire front. The inputs were gathered to accurately represent the environment as well as produce a worst-case scenario. The modeling cannot accurately predict a fire event but rather produce information used to analysis a scenario to develop what is required to produce reasonable defensible space. BehavePlus cannot take into account changes in topography or weather, so the inputs were chosen to allow for worst-case weather and topography.

A description and discussion of the assumptions are included in Report Sections 4.5 and 4.6. Table 1 provides a summary of the model inputs and results.

Use of Model Inputs – Caveat

The Fire Behavior Model is a tool for fire authorities to estimate the behavior of fire that is moving towards a structure given certain assumptions. The Fire Behavior Model is only an estimate and not designed to replace eyewitness accounts or the experience of the local FAHJ who is familiar with wildland fire behavior.

The standard weather parameters that are discussed herein are designed to provide local FAHJ and fire consultants with a generally accepted set of model inputs to ensure overall fire modeling consistency for certain fuel types. The inputs are not stagnate and will constantly be revised and amended as additional information becomes available and modeling software changes. The County will post changes to these standard weather parameters on their website as they occur. Further, prior to finalizing modeling inputs, fire consultants must contact the local FAHJ to confirm that the model inputs proposed are reasonably accurate for the area being considered.

Model Inputs – Historical Background

The requirement to submit a Fire Protection Plan for development in wildland areas has demonstrated a need for a generally accepted set of weather parameters for extreme fire conditions during summer time and Santa Ana fire weather patterns.

Analysis of 44 years of weather data (1961-2005) from the USDA Forest Service's Weather Information Management System (WIMS) provides a sampling of weather patterns across San Diego County. The County is divided into five climate zones from the coast to the desert (Climates of San Diego County, Agricultural Relationships, University of California, Agricultural Extension Service, and U.S. Weather Bureau). Daily afternoon weather observations were manually taken at selected fire stations across the county between 1961 and the early 1990's. Remote Automated Weather Stations (RAWS) have replaced manual observations beginning in 1992 (<http://famweb.nwcg.gov/weatherfirecd/>).

Fire Family Plus software (USDA Forest Service) was used to summarize and analyze historical daily fire weather observations and to compute fire danger indices based on the National Fire Danger Rating System (NFDRS).

Weather data from April 15 through December 31 was chosen to represent the general limits to fire season. Fires have occurred between January 1 and April 14 but while dangerous fire weather conditions occur during this period, they typically are not as severe as September and October weather conditions. Including winter weather records would dilute the data and add numerous winter storm events that require manual interpretation. Summer fire conditions were derived from records beginning on June 15 and ending September 15.

Maximum wind speed data was checked for reasonableness by comparing speed with surrounding stations. Winds associated with winter storms were identified by cross checking with precipitation and relative humidity observations and then excluded. Santa Ana wind season is assumed to start on September 15. Wind speed is measured at 20 feet above the ground and averaged for at least 10 minutes.

Maximum wind speed was calculated by taking the difference between the maximum recorded wind speed and the 99th percentile wind speed, adding it to the 99th percentile wind, adding 10 percent for a safety margin, and rounding the answer up. This results in the determination of the highest reasonable winds. A table showing days with winds over the 99th percentile is included for each zone. Peak wind for each zone is the highest recorded wind by a RAWS during the Cedar fire (October 26, 2003).

The program for calculating fire behavior and spread requires temperature and relative humidity ranges as inputs. Temperature ranges of 90°-109°F and relative humidities of 5%-9% are reasonable for most areas of the county under Santa Ana conditions.

The Burning Index graph is included for reference. It represents relative difficulty of control of a wildfire and is calculated from temperature, wind, relative humidity, fuel (vegetation), moisture, and wind. Actual weather records may be used in lieu of these if they can be demonstrated to be representative of the actual site, recorded by a recognized system, and represent at least five years of data.

Table 1 BehavePlus Worst case scenarios with sustained winds (10 minute average and peak)

Scenario	Direction	Wind	Fuel Model	Temperatures	Moisture Scenario	Slope %	Direction of Wind	Rate of Spread (ft/min)	Flame Length (ft)	Spotting Distance (miles)
East of Project Site	North and East	Santa Ana (24 mph)	3(90%), 5(10%)	109°F	Moderately dead fuel	20	Upslope	228	18.3	0.8
	North and East	Peak (56 mph)	3(90%), 5(10%)	109°F	Moderately dead fuel	20	Upslope	678	30.2	2
West of Project Site	South and West	Summer (18 mph)	3(65%), 1(35%)	109°F	Moderately dead fuel	5	Upslope	147	15.3	0.6
	South and West	Peak (56 mph)	3(65%), 1(35%)	109°F	Moderately dead fuel	5	Upslope	542	30.1	2

Appendix E – DPLU #399F – Project Facility Availability Form for Fire



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Sunroad Olay Partners, L.P. (858) 362-8400
Owner's Name Phone
4445 Eastgate Mall, Suite 400
Owner's Mailing Address Street
San Diego CA 92121
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance;
☐ Boundary Adjustment
☒ Rezone (Reclassification) from SSA (Teah Park) to SSA (MTJ Residential with Employment or Retail) zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension...Case No.
☐ Expired Map...Case No.
☐ Other

Assessor's Parcel Number(s)
(Add extra if necessary)

646-240-30 646-080-26

646-080-32 646-080-27

646-080-33 646-080-28

646-310-17 646-080-29

- B. ☒ Residential Total number of dwelling units 3,158
☒ Commercial Gross floor area 84,942
☒ Industrial Gross floor area 1,389,564
☐ Other Gross floor area

- C. Total Project acreage 238 Total lots TBD Smallest proposed lot

Thomas Gulde, Page 1351/52 Grid J-1/A-1

Northeast corner of Olay Mesa Rd & Harvest Rd

Project address Street

East Olay Mesa Specific Plan 92154

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Andrew P. Bonta Date: 4/29/15

Address: 4445 Eastgate Mall, Suite 400 Phone: (858) 362-8400

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: San Diego Rural FPD

Indicate the location and distance of the primary fire station that will serve the proposed project:

New fire station to be located within the specific plan area.

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes. * New fire station to be funded by the development.

- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

- C. ☒ District conditions are attached. Number of sheets attached: 4

- ☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: James Pine Print Name and Title: JAMES PINE, DFM Phone: 858-495-5434 Date: 6/22/15

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012)